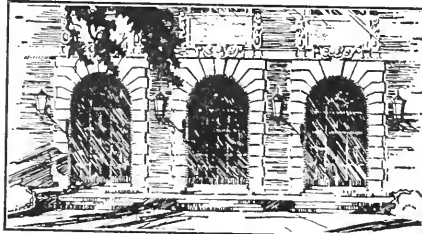




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**AN ANNOTATED BIBLIOGRAPHY OF SELECTED READINGS FOR THE  
PROGRAM IN REAL ESTATE AND URBAN DEVELOPMENT  
PLANNING**

Edited by John Kokus, Jr.

Homer Hoyt Institute

Program in Real Estate and Urban Development Planning

School of Business Administration

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Washington, D.C.



## PREFACE

The idea for an annotated bibliography for the Real Estate and Urban Development Planning Program arose from Dr. Nathan A. Baily, Dean of the School of Business Administration, who thought that each student in the graduate program should be presented a comprehensive reading list to prepare him for the comprehensive examinations. The bibliography which has resulted is in part based upon two bibliographies compiled by doctoral students John L. Hysom and William S. Lips as part of a reading course, and in the main by John Kokus, Jr. who put together the present form in the summer of 1969. The faculty of the program who contributed to the development of the bibliography include Drs. Maury Seldin, Michael Sumichrast, Harry Boswell, Robert Fisher, and Jerome Pickard. Also contributing were Dr. Douglas Harman from the School of Government of American University and Dr. William J. Zeidlik of the California State Polytechnic College who provided some help to William Lips in his earlier draft of a bibliography.

The Homer Hoyt Institute is pleased to make this bibliography edited by John Kokus, Jr., available as an aid to students at The American University in the Program in Real Estate and Urban Development Planning and to others who could find its contents useful. Because of wide interest in this bibliography, arrangements have been made with the Council of Planning Librarians for their publication and distribution of this bibliography.



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AUTHOR-TITLE INDEX

COMPREHENSIVE BIBLIOGRAPHIC SOURCES



I. CITIES AND URBANISM: GENERAL

1. Bacon, Edmund N. Design of Cities. New York: Viking Press, 1967. 296 pp.

Space perception, harmony and aesthetics in the planning of cities are highlighted in this book by one of America's foremost urban planners and practioners.

2. Doxiadis, Constantinos A. Ekistics. New York: Oxford University Press, 1968. 547 pp.

An introduction to the science of human settlements, Ekistics represents a thoughtful and systematic approach to the study of the form of life, consisting of man, society, nature, networks, and shells.

3. Duhl, Leonard J. (ed.) The Urban Condition: People and Policy in the Metropolis. New York: Basic Books, 1963. 395 pp.

An ambitious attempt to define the multiple dimensions and the complex interrelationships and forces of urban phenomena; the approach is a series of articles from many authors conversant with the many disciplines of mental health.

4. Fortune, Editors of. The Exploding Metropolis. Garden City: Anchor Books, 1958. 168 pp.

A short and classic collection of six articles which appeared in Fortune magazine and popularized metropolitan problems. This book includes articles about the automobile, cities, slums, city hall, urban sprawl and the downtown.

5. Gottmann, Jean. Megalopolis. New York: Twentieth Century Fund, 1961. 810 pp.

In an extensive study by an urban geographer, the extensively urbanized northeastern seaboard of the United States, from Maine to Virginia, is examined for urban sprawl and economic growth.

6. Greer, Scott. The Emerging City: Myth and Reality. New York: Macmillan, 1962. 208 pp.

Seven aspects of the modern urban situation--the crisis, order and change, the citizens, the liability of the community, the urban polity, problems of the large city and the changing image of the city--are all discussed in this book.





7. Hall, Peter. The World Cities. New York: McGraw-Hill, 1966. 245 pp.

This is an analysis of seven of the great cities of the world, how they developed and what makes them so important. To qualify as "world cities" they must fulfill several criteria including international trade, political importance, large regional centers and communications centers.

8. Hauser, Philip M. and Leo F. Schnore. The Study of Urbanization. New York: John Wiley and Sons, 1967. 550 pp.

The authors have provided an inventory and appraisal of research and the study of urbanization in the fields of economics, geography, history, political science, sociology and anthropology for the period from 1960 to 1965.

9. Hoyt, Homer. Where the Rich and Poor People Live. Washington: Urban Land Institute, 1966. 60 pp.

Hoyt's classic sector theory and other methods are used to describe the spatial relationships in American cities of people of different economic levels.

10. Jacobs, Jane. The Death and Life of Great American Cities. New York: Vintage, 1961. 148 pp.

The author looks at the styles of living and conditions that affect them in a fresh, new way. She talks about sidewalks, parks, and neighborhoods. She discusses the need for diversity and ways of achieving it. She covers the forces causing decline and regeneration of a city and suggests ways to salvage the modern city.

11. Lynch, Kevin. The Image of the City. Cambridge: M.I.T. Press, 1960. 181 pp.

Lynch writes about the appearance of cities, whether this look is of any importance, and whether it can be changed. The urban landscape, among its many roles, is something to be seen and Lynch talks about the design problem of giving visual form to a city.

12. Perloff, Harvey S. (ed.) The Quality of the Urban Environment: Essays on "New Resources" in an Urban Age. Baltimore: Johns Hopkins Press, 1969. 344 pp.

A collection of timely essays dealing with an ever-increasing concern with and for our urban and regional environment.



13. Pickard, Jerome P. Dimensions of Metropolitanism. Research Monograph 14 and 14A. Washington: Urban Land Institute, 1967. 2 vols. 96 pp. and 80 pp.

A study of urbanization in the U.S. from 1920-1960 with projections to 2000. Focuses on the magnitude of metropolitan and urban growth in terms of population and land absorption.

14. Pickard, Jerome P. Trends and Projections of Future Population Growth in the United States, with Special Data on Large Urban Regions and Major Metropolitan Areas, for the Period 1970-2000. Washington: U.S. Department of Housing and Urban Development, Technical Paper 4, 1969. 27 pp.

With projections based on population trends from 1920 to 1966, the period 1970 to 2000 will witness a further massive concentration of urban center population growth.

15. Scientific American. Cities. New York: Alfred A. Knopf, 1965. 201 pp.

A series of thoughtful and factual articles presented by some of the world's foremost urbanologists. Quantification of urban environment is stressed.

16. U.S. Congress. Subcommittee on Urban Affairs of the Joint Economic Committee. Urban America: Goals and Problems. 90th Congress, 1st Session, August 1967. 303 pp.

This is a compendium of twenty-one articles by recognized authorities on urban affairs. The four major topical areas are: (1) Values, Goals, Priorities; (2) Functional Problems; (3) Rules of the Game: Public Sector; and (4) Rules of the Game: Private Sector.

17. Whyte, William H. The Last Landscape. New York: Doubleday and Co., 1968. 376 pp.

A study of the problems of urban America with various controversial recommendations in the areas of law, planning, and town development for correcting some of these problems and for conserving open space in an environment of urban sprawl.

18. Wingo, Lowdon, Jr. (ed.) Cities and Space: The Future Use of Urban Land. Baltimore: Johns Hopkins Press, 1966. 249 pp.

A series of essays presented to the Fourth Forum of Resources for the Future dealing with issues of urban space including use, form, design, order, structure, economy, policy and control.



## II. CONSTRUCTION AND HOUSING

19. Abramovitz, Moses. Evidences of Long Swings in Aggregate Construction since the Civil War. New York: Columbia University Press, 1964. 240 pp.

Construction cycles and long swings in economic growth are examined, acknowledging the central position of investment in these cycles and swings.

20. Colean, Miles L. and Robinson Newcomb. Stabilizing Construction: The Record and Potential. New York: Committee for Economic Development, 1952. 340 pp.

A definitive study of the construction industry, emphasizing the instability of pattern and what can be done about it.

21. Gottlieb, Manuel. Estimate of Residential Building, United States, 1840-1939. New York: Columbia University Press, 1964. 99 pp.

A historical study of housing and construction, highlighting the lack of early data and subsequent classification difficulties.

22. Grebler, Leo, Louis Winnick and David M. Blank. Capital Formation in Residential Real Estate: Trends and Prospects. Princeton: Princeton University Press, 1956. 519 pp.

A detailed historical analysis to measure and describe the formation and financing of capital in nonfarm residential real estate from 1890 to 1950.

23. Grigsby, William G. Housing Markets and Public Policy. Philadelphia: University of Pennsylvania Press, 1963. 346 pp.

One of the earliest studies to relate the private housing market with public renewal programs, covering population mobility, submarket housing demand, rental price structures and housing stock price levels.

24. Harman, O'Donnell and Henninger Associates, Inc. New Approaches to Residential Land Development. Washington: Urban Land Institute, Technical Bulletin 40, 1961. 152 pp.

The report is a study of concepts and innovations and their potential to meet the demands of modern urban society for more efficiency, economy and amenity of accommodation and environment, realistically geared to value in the market place.



25. Hoyt, Homer. The Structure and Growth of Residential Neighborhoods in American Cities. Washington: Federal Housing Administration, 1939. 189 pp.

The two principle objectives of this classic monograph are to furnish tools of analysis for studying neighborhood growth in cities and to develop principles of general application that may be used to study growth and form in any American city.

26. Katz, Robert D. Intensity of Development and Livability of Multi-Family Housing Projects. Washington: Government Printing Office, 1963.

This is a study of multi-family housing developments in this country and overseas to develop useful design standards for the planning of future projects. The design considerations include measures of the intensity of development, aspects of quality, and such characteristics of livability as privacy, open space, automobile storage, views, safety, health and location.

27. Manheim, Uriel. How To Do Housing Market Research. Washington: National Association of Home Builders, 1963. 178 pp.

A practical guide for local home builders engaged in local market analyses; housing demand, supply, and market areas are highlighted.

28. McKeever, J. Ross (ed.) The Community Builders Handbook. Washington: Urban Land Institute, 1968. 525 pp.

The Handbook is largely devoted to builders' procedures to enable the reader to expand his knowledge and viewpoint from that of a builder of houses to that of a community developer. It helps the builder to include in his thinking about houses and lots ideas of livability and long range value. The book can also be helpful to planning commission and planning staff members in appreciating the practicalities of community construction.

29. Merritt, Frederick S. (ed.). Building Construction Handbook. 2nd ed. New York: McGraw-Hill, 1965.

Professional services and builders' practices, steel, wood and lightweight construction, acoustics, water and waste disposal, specifications and bonding are just some of the subjects covered in this highly practical book on building construction.

30. Meyerson, Martin, Barbara Terrett, and William L.C. Wheaton. Housing. People and Cities. New York: McGraw-Hill, 1962. 386 pp.

This study concludes five years of analysis into the factors hindering the improvement of housing and the total environment, including the inefficiency of the building industry and its slow evolution.





31. Norcross, Carl H. and John L. Hysom. Apartment Communities: The Next Big Market. Washington: Urban Land Institute, 1968. 82 pp.

This is a depth study and analytical comparison of four highly successful, higher rental garden apartment communities in Johnson County, Kansas (Kansas City SMSA). The report is a compilation of the results of interviews with the owners, managers and 200 families to see why the people moved to these communities, who they are, what they liked most about the projects and what could be improved.

32. President's Committee on Urban Housing. The Report of the ... (Kaiser Committee). A Decent Home. Washington: Government Printing Office, 1968. 252 pp.

The provision of a decent home for every American family is undeniably a difficult commitment, from problem identification, the role of private developers and public programs, a better usage of existing housing, to the building of new housing.

33. President's Committee on Urban Housing. The Report of the ... (Kaiser Committee). Technical Studies: Volume I, U.S. Housing Needs, 1968-1978; and Volume II, A Study of Comparative Time and Cost for Building Five Selected Types of Low-Cost Housing. Washington: Government Printing Office, 1967 and 1968. 591 pp.

Contents include Housing Needs, Federal Housing Programs, Housing Costs, Production Efficiency, Finance, Manpower, and Land. These are papers, materials, and studies supportive of the Committee's report A Decent Home and are intended to be of general interest.

34. Schorr, Alvin L. Slums and Social Insecurity. Research Report No. 1. Washington: U.S. Department of Health, Education and Welfare, 1966. 147 pp.

More than a study of housing, this book analyzes the sociology, psychology and living styles of the people who live in slums in American cities. The author studies poverty, social conditions of housing occupancy and the ways these affect the people living in the slums.

35. Slosson, James E. Engineering Geology--Its Importance in Land Development. Washington: Urban Land Institute, 1968. 20 pp.

This report outlines the contributions engineering geology can make to the field of land development, which include the applications of geological data, techniques and principles of the study of the geological environment and its effect upon the planning, design, construction, operation and maintenance of engineering projects. Geologic environment includes the origin and stability of the natural topography, the properties of the rock and soil materials and the occurrence, effect and flow patterns of surface and subsurface water.



36. Sternlieb, George. The Tenement Landlord. New Brunswick: Rutgers University Press, 1966. 269 pp.

Personal in-depth interviews with 566 slum tenement owners was taken to formulate a sound basis of market fact, the realities of the market on the maintenance and rehabilitation of slum tenement houses.

37. U.S. Department of Commerce. Measuring the Quality of Housing: An Appraisal of Census Statistics and Methods. Working Paper No. 25. Washington: Bureau of the Census, 1967. 53 pp.

A studious presentation of the difficulty of classifying and measuring the existing stock of the nation's housing.

38. U.S. Department of Housing and Urban Development. Urban Housing Market Analysis. Washington: Government Printing Office, 1967. 99 pp.

Market analysis takes into account such factors as the definition of housing market area, economic base, housing starts, displacement and demolition, vacancy data, housing inventory, population and household estimates, family income estimates, existing home pricing and number, unsold inventory and more.

39. Wheaton, William L.C., Grace Milgram, and Margy E. Meyerson, (eds.) Urban Housing. New York: Free Press, 1966. 474pp.

A book of readings, Urban Housing covers the areas of housing background, neighborhoods, the housing market, housing requirements of special groups, the housing industry, financing, standards of control and residential renewal. This is a book of fifty-one articles by prominent writers.



### III. ECONOMIC ANALYSIS

40. American Institute of Real Estate Appraisers. The Appraisal of Real Estate. Chicago: American Institute of Real Estate Appraisers, 1967. 474 pp.

The fundamental text of the Appraisal Institute; subject matter includes the functions, purposes, and process of appraisal, site valuation, functional utility, and methodology of arriving at value.

41. Case, Frederick E. Real Estate. Boston: Allyn and Bacon, 1962. 511 pp.

A combining of the principles of land economics with management theory, the material covers market analysis and urban planning for growth and development.

42. Downs, James C., Jr. Principles of Real Estate Management. 9th ed. Chicago: IREM, 1967. 456 pp.

The classic text in real property management, it is wide-ranging as well as highly contemporary with subjects such as cooperative apartment management, syndicate and corporate management, management of space, and specialized techniques of management.

43. Economic Report of the President: The Annual Report of the Council of Economic Advisers. Washington: Government Printing Office, annual.

This annual publication highlights the state of the economy and the economic measures currently underway or contemplated to give life to the nation's goals of full employment, price stability, and a reasonable productive rate of growth. Tables are also presented.

44. Eichler, Edward P. and Marshall Kaplan. The Community Builders. Berkeley: University of California Press, 1967. 182 pp.

A detailed investigation of "new town" developments with particular emphasis on six such communities located in California and two in mid-Atlantic states. Consideration is given to historical urban development, the problems of today's cities, and the degree to which such communities might resolve some of these problems.



45. Fisher, Ernest M. and Robert M. Fisher. Urban Real Estate. New York: Henry Holt & Co., 1954.

Urban real estate markets, characteristics and financing are covered along with local industry for local urban centers.

46. Hanford, Lloyd O. Development and Management of Investment Property. 2nd ed. Chicago: IREM, 1968. 178 pp.

Investment property management, applied techniques, and practices of the real property management business are the major analyses covered.

47. Hoyt, Homer. The Changing Principles of Land Economics. Washington: Urban Land Institute, 1968. 23 pp.

A concise and interesting review of fifteen of the more revolutionary changes that have affected land use during the 20th century. Includes such factors as population, transportation, credit, employment and human expectations.

48. Huff, David L. Determination of Intra-Urban Retail Trade Areas. Los Angeles: UCLA Real Estate Research Program, 1962. 47 pp.

A model is designed to test how consumer preferences are affected by the size of a shopping center and the distance that shoppers must travel to reach it.

49. Jacobs, Jane. The Economy of Cities. New York: Random House, 1969. 248 pp.

Once again Mrs. Jacobs introduces controversy, this time upsetting the hypothesis that large industrial and financial institutions bring economic development and city growth.

50. Maisel, Sherman J. Financing Real Estate. New York: McGraw-Hill, 1965. 432 pp.

Of interest to a wide readership including brokers, developers, financiers and students with a presentation of analytical tools to describe how and why investments occur.

51. Moore, Geoffrey H. (ed.) Business Cycle Indicators. 2 vols. Princeton: Princeton University Press, 1961.

Part of the National Bureau of Economic Research Studies in Business Cycles, the works catalog and contribute to the analysis of current business conditions and basic data on cyclical indicators.





52. Perloff, Harvey S. and Vera W. Dodds. How a Region Grows: Area Development in the U.S. Economy. Supplementary Paper No. 17. New York: Committee for Economic Development, 1963. 145 pp.

In a few pages Perloff and Dodds cover the major factors affecting regional development in the United States and what growth has occurred over the past 100 years.

53. Perloff, Harvey S. and Lowdon Wingo, Jr. (eds.) Issues in Urban Economics. Baltimore: The Johns Hopkins Press, Resources for the Future, 1968. 678 pp.

A compilation of writings in urban economics denoting both wide scope of contemporary issues and breadth of interrelated concern in urban matters. Includes employment, income generation, poverty, public finance, housing, land use, transportation, among others.

54. Ratcliff, Richard U. Real Estate Analysis. New York: McGraw-Hill, 1961. 342 pp.

A comprehensive study of real estate problems, stressing a systematic and professional approach to problem solution. Includes urban dynamics, credit factors and equity investment.

55. Ratcliff, Richard U. Urban Land Economics. New York: McGraw-Hill, 1949. 533 pp.

Applies general economic theory to land utilization and explains how the determination of land use is a market process. Deals with rights of land, demand factors in the urban land market, the construction industry and the building process, real estate finance and the home mortgage market, the housing market, land income and value, the evolution of the urban land use structure, and the economic aspects of urban land policy.

56. Ring, Alfred A. and Nelson L. North. Real Estate: Principles and Practices. 6th ed. Englewood Cliffs: Prentice-Hall, 1967. 474 pp.

A classic real estate text stressing the instruments and conveyances of real estate transactions.

57. Seldin, Maury, Richard H. Swesnik, and others. Understanding Real Estate Investments. Washington: Washington Board of Realtors, 1967. 55 pp.

This short but concise booklet contains 7 articles explaining the nature, potentials, pitfalls, and methodology of real estate investing.



58. Spiegelman, Mortimer. Introduction to Demography. Cambridge: Harvard, 1968. 422 pp.

A presentation of the study of demography including definitions, the available data, errors in the data, and methods of using the information.

59. Thompson, Wilbur R. A Preface to Urban Economics. Baltimore: Johns Hopkins Press, 1965. 413 pp.

A comprehensive text dealing with the principles of urban land economics. Considers such factors as the urban area as a primary unit of employment and income generation; the determinants of urban growth; the implications of city size on incomes, choice of goods and occupations; the problems of unemployment, poverty, welfare, and public services. Also analyzes land use patterns.

60. Tiebout, Charles M. The Community Economic Base Study. Supplementary Paper No. 16. New York: Committee for Economic Development, 1962. 84 pp.

Develops essential concepts of economic base analysis in a framework of economic theory, using data from a study of the Los Angeles metropolitan area to illustrate principles. Clarifies detailed economic base relationships without using complex symbolic equations. Analyzes disagreement among writers on economic base theory and discusses problems of economic base forecasting.

61. Weimer, Arthur M. and Homer Hoyt. Principles of Real Estate. 6th ed. New York: The Ronald Press Co., 1966. 589pp.

A time-tested reference work, this classic stresses an understanding of the major forces affecting real properties and presents principles aiding the investment analysis of real estate.



#### IV. HISTORIC DEVELOPMENT

62. Alonso, William. Location and Land Use. Cambridge: Harvard University Press, 1964. 201 pp.

The theory of agricultural rent is used to explain a theory of urban land values and uses. Rents and transport costs are expanded by considerations of site, tastes, income, costs, and profits.

63. Andrews, Richard B. Urban Growth and Development. New York: Simmons-Boardman, 1962. 420 pp.

A primer on the broad scope of urban planning, with discussion on numerous problems resulting from urbanization, including city economics, CBD's, processes of urban growth, housing, zoning, and neighborhoods.

64. Blumenfeld, Hans. The Modern Metropolis: Its Origins, Growth, Characteristics, and Planning. Cambridge: MIT Press, 1967. 377 pp.

Selected essays on cities, towns and planning, covering historical evolution, contemporary growth, multivaried characteristics and the need for comprehensive and ordered planning.

65. Ely, Richard T. and George S. Wehrwein. Land Economics. Madison: University of Wisconsin Press, 1964. 496 pp.

This is a re-issue of a classic text which takes an historical approach to the relationship of man and land in economic activity.

66. Hoch, Irving. Progress in Urban Economics. Washington: Resources for the Future, 1969. 132 pp.

Through a compilation of the work of RFF's Committee on Urban Economics during the period 1959 to 1968, the broad range of the newly expanding field of urban economics is developed and noted.

67. Hoover, Edgar M. and Raymond Vernon. Anatomy of a Metropolis. Garden City: Anchor Books, 1962. 338 pp.

The initial book in the New York Metropolitan Region Study, it represents a thorough analysis of the present economic condition, the indicated course of development, and the probable future of the archetype of the American metropolitan community, reporting on jobs, people and their changing distribution.

68. Hoyt, Homer. One Hundred Years of Land Values in Chicago. Chicago: The University of Chicago Press, 1933. 493 pp.

First as a doctoral dissertation, then as a book, this work describes the cyclical fluctuations in value of the 211 square mile area of land within the 1933 corporate limits of Chicago and their relationship to the growth of Chicago.



69. Isard, Walter. Location and Space-Economy. New York: John Wiley & Sons, 1956. 350 pp.

Long a perceptive writer on economic matters, Isard advances general theory relating to industrial location, market areas, land use, trade, and urban structure.

70. Jones, Emrys. Towns and Cities. London: Oxford, 1966. 142 pp.

Covers the definition and physiology of towns and cities, discusses the process of urbanization, talks about pre-industrial and western cities and relates man to the city and the city to the region.

71. Mumford, Lewis. The City in History: Its Origins, Its Transformations, and Its Prospects. New York: Harcourt, Brace, and World, Inc., 1961. 657 pp.

Surveys city development in the culture stream of Occidental civilization from its early origins in the Middle East and Indus Valley, through the Mediteranean cultures, the emergence of the Hellenic cities and of Rome, medieval European city development, and the industrial-urban-metropolitan revolution which has shaped our present cities. Contains four graphic sections with commentary and an annotated bibliography.

72. Reps, John W. The Making of Urban America: A History of City Planning in the United States. Princeton: Princeton University Press, 1965. 574 pp.

An extensive graphic and narrative text on town and city plans and the planning process in the U.S. from colonial times until 1965, a period of some 400 years.





V. LAND PLANNING AND USE

73. Chapin, F. Stuart, Jr. Urban Land Use Planning. 2nd ed. Urbana: University of Illinois Press, 1965. 498 pp.

A comprehensive text dealing with the theoretical foundations of land use, the research tools of land use planning, and the practical techniques necessary for development of land use plans.

74. Clark, Colin. Population Growth and Land Use. New York: St. Martin's Press, 1967.

In writing on land utilization and population pressures and growth, Clark as an international student brings to bear his earlier works on subsistence agriculture, income redistribution, and national income.

75. Clawson, Marion and Charles L. Stewart. Land Use Information: Resources for the Future. Baltimore: The Johns Hopkins Press, 1965. 402 pp.

This is a critical survey of U.S. statistics for the purpose of suggesting possibilities for greater uniformity. The book defines and describes the major concepts that comprise the body of knowledge of "land use". It attempts to describe and, thus, to clear up some of the confusion that exists in the statistics and literature.

76. Eldredge, H. Wentworth, (ed.) Taming Megalopolis. 2 vols. New York: Frederick A. Praeger, 1967. 1,166 pp.

From a consideration of what is and what could be on the urban scene, to a consideration of how to manage an urbanized world, this compilation of articles extensively surveys the metropolitan environment.

77. Ewald, William R., Jr. (ed.) Environment for Man: The Next Fifty Years. Bloomington: Indiana University Press, 1968. 459 pp.

Papers presented to the American Institute of Planners in Portland, Oregon in 1966. Analyzes the physiological, psychological, and sociological impact of the physical environment on man's future for the next fifty years.

78. Friedmann, John and William Alonso, (éds.) Regional Development and Planning: A Reader. Cambridge, M.I.T., 1964. 722 pp.

This is a reader with some of the more important contributions ranging across all traditional approaches in the field of regional planning. Areas of Space and Planning, Location and Spatial Organization, Theory of Regional Development and National Policy for Regional Development, as well as case histories are covered.



79. Harman, O'Donnell and Henninger Associates, Inc. Innovations vs. Traditions in Community Development. Technical Bulletin No. 47. Washington: Urban Land Institute, 1963.

This is a comparative analysis of innovative with conventional forms of residential building types of land development patterns. It provides the land planner, architect and land developer with ideas for adoption and points up the reasons for revisions in public regulations which restrict the developer.

80. Kinnard, Robert. Industrial Real Estate. Washington: Society of Industrial Realtors, 1967. 615 pp.

This compilation represents the first extensive and most complete treatment to date of the field of industrial realty, including subject matter of cities, real estate business, and twentieth century industry.

81. Landsberg, Hans H., Leonard L. Fischman, and Joseph L. Fisher. Resources in America's Future: Patterns of Requirements and Availabilities, 1960-2000. Baltimore: The Johns Hopkins Press, 1964. 1,040 pp.

An extensive inquiry into the demand and supply of America's natural and physical resources necessary to cope with an urbanization of living style.

82. National Commission on Urban Problems. (Douglas Commission.) Hearings before the National Commission on Urban Problems. Vol. I-V. Washington: Government Printing Office, 1967 and 1968.

Contents include a massive and comprehensive analysis into the structure and condition of urban America.



83. National Commission on Urban Problems. (Douglas Commission). Research Report Series, Numbers 1-19. Washington: Government Printing Office, 1969.
  1. Impact of the Property Tax.
  2. Problems of Zoning and Land-Use Regulation.
  3. The Challenge of America's Metropolitan Population Outlook--1960 to 1985.
  4. The Large Poor Family--A Housing Gap.
  5. The Federal Income Tax in Relation to Housing.
  6. Local Land and Building Regulation.
  7. Housing America's Low and Moderate Income Families.
  8. More than Shelter.
  9. Housing Conditions in Urban Poverty Areas.
  10. Urban Housing Needs through the 1980's: An Analysis and Projection.
  11. Zoning Controversies in the Suburbs: Three Case Studies.
  12. Three Land Research Studies.
  13. U.S. Land Prices--Directions and Dynamics.
  14. Legal Remedies for Housing Code Violations.
  15. Alternatives to Urban Sprawl: Legal Guidelines for Governmental Action.
  16. How the Many Costs of Housing Fit Together.
  17. New Approaches to Housing Code Administration.
  18. Fragmentation in Land Use Planning and Control.
  19. Housing Code Standards: Three Critical Studies.
  
84. Neutze, G. Max. The Suburban Apartment Boom: Case Study of a Land Use Problem. Washington: Resources for the Future, 1968. 170 pp.
 

Apartment houses in the Washington Metropolitan Area are studied, including regional planning and social conditions.
  
85. Real Estate Research Corporation. Air Rights and Highways. In cooperation with the Office of Research and Development, Bureau of Public Roads. Urban Land Institute Technical Bulletin 64. Washington: Urban Land Institute, 1969. 82 pp.
 

In a study for the California Transportation Agency, Division of Highways, in cooperation with the U.S. Department of Transportation, Federal Highway Administration, policy and procedural guidelines both over and under freeways are proposed. Nature of air rights and major issues and problems are examined, with future research recommended in the area of financial institution leasehold requirements.
  
86. Rodwin, Lloyd. Urban Planning in Developing Countries. Washington: U.S. Department of Housing and Urban Development, 1965. 58 pp.
 

Planning for the orderly growth of new communities as well as existing cities, within the context of national development goals, is the theme of this case study of Ciudad Guayana, Venezuela.



87. Strong, Ann Louis. Open Space for Urban America. Washington: Urban Renewal Administration, U.S. Department of Housing and Urban Development, 1965.

A detailed study of various federal, state and local government programs to preserve open space in urban rural areas. Considers planning functions, land acquisition techniques, sources of finance, and methods of operation.

88. Tunnard, Christopher and Boris Pushkarev. Man-Made America: Chaos or Control? New Haven: Yale University Press, 1963. 479 pp.

Discusses elements of the urbanized landscape--low density residential areas, freeways, industry and commerce, open space and preservation of the older urban fabric. Outlines basic tasks involved in shaping the urban region.

89. United Nations. Department of Economic and Social Affairs. Planning of Metropolitan Areas and New Towns. Meeting of the United Nations, Group of Experts on Metropolitan Planning and Development. Stockholm, 14-30 Sept. 1961 (&) United Nations Symposium on the Planning and Development of New Towns. Moscow, 24 Aug.-7 Sept. 1964. New York: 1967. 255 pp. (Document ST/SOA/65).

90. United Nations. Seminar on the Future Pattern and Form of Urban Settlements. The Future Pattern and Form of Urban Settlements. The Netherlands, 25 Sept.-7 Oct. 1966. New York: 1968. 2 vols. (Document ST/ECE/HOU/28).

91. Urban Land Institute. A Review of Industrial Land Use Patterns and Practices in New York City. Washington: Urban Land Institute, 1968. 74 pp.

A report prepared by American University doctoral student James Boykin for the City of New York City Planning Commission noting the factors explaining the abandonment of industry from New York City, with an attendant loss of employment opportunities. Future land use recommendations are stressed to strengthen New York City's economic base and increase its employment opportunities.

92. Urban Land Institute. Industrial Districts: Principles in Practice. Technical Bulletin 44. Washington: Urban Land Institute, 1962. 200 pp.

Principles of land use and deployment by industry are derived from basic relationships of the land needs of industrial facilities, worker-area ratios, and employee amenities.





93. Urban Land Institute. Industrial Districts Restudied. Technical Bulletin 41. Washington: Urban Land Institute, 1961.

Characteristics of industrial districts are noted and studied, with an analysis of contemporary form and dimensions and the general requirements for industrial location.

94. Urban Land Institute. Parking Requirements for Shopping Centers. Technical Bulletin 53. Washington: Urban Land Institute, 1965. 24pp.

This technical bulletin constitutes a survey of various-sized and constituted shopping centers and their land needs and arrangements for vehicular purposes in connection with customer shopping.

95. Urban Land Institute. The Dollars and Cents of Shopping Cents of Shopping Centers. Washington: Urban Land Institute, 1963, 1966, and 1969. 228 pp.

Long a pioneer in shopping center studies, ULI's triennial publication is geared for the interested developer, financier, and student to the profitable location, thoughtful tenancy mix, and effective management, promotion, and operation of shopping centers.

96. Urban Land Institute. The Homes Association Handbook. Washington: Urban Land Institute, 1966. 422 pp.

A guide to the development and conservation of residential neighborhoods with common open space and facilities privately owned and maintained by property-owners' associations founded on legal agreements running with the land.

97. Wolfe, Leonard L. New Zoning Landmarks in Planned Unit Developments. Technical Bulletin No. 62. Washington: Urban Land Institute, 1968. 29 pp.

This short report covers recent zoning innovations which have been developed to enable a developer to get sufficiently flexible zoning for a planned unit development to provide recreation and open space and other attractions.



## VI. MORTGAGE FINANCE

98. Behrens, Carl F. Commercial Bank Activities in Urban Mortgage Financing. New York: National Bureau of Economic Research, 1952. 131 pp.

An examination of the role and place of commercial lending practices and magnitudes in financing urban property mortgages in the United States.

99. Colean, Miles L. The Impact of Government on Real Estate Finance in the United States. New York: National Bureau of Economic Research, 1950. 171 pp.

A thorough examination of the federal government's role in facilitating the marketability and national acceptance by institutional lenders of the mortgage instrument and financing.

100. Commission on Money and Credit. Money and Credit. Englewood Cliffs: Prentice-Hall, 1961. 285 pp.

So comprehensive was this study of the nation's money and credit mechanisms and system, including recommendations for improvement and overhaul, that today it is still the leading authoritative work on the subject. It interrelates the national goals of jobs, prices, and economic growth.

101. Commission on Mortgage Interest Rates. Report of the Commission on Mortgage Interest Rates to the President of the United States and to the Congress. Washington: Government Printing Office, 1969. 141 pp.

A study and report on ways of dealing with the FHA-VA interest rate ceilings and on ways of increasing the supply of mortgage credit at reasonable rates of interest in order to meet the Nation's housing goal.

102. Federal Reserve System. Board of Governors. The Federal Reserve System: Purposes and Functions. Washington: Federal Reserve System, 1967. 298 pp.

This basic book is dedicated by the FRS to a better public understanding of the Federal Reserve's role in the nation's credit and monetary system. Topical headings such as the FRS's function, structure, and instruments present an overview and understanding of the banking system.



103. Fisher, Ernest M. Urban Real Estate Markets: Characteristics and Financing. New York: National Bureau of Economic Research, 1951. 186 pp.

Analysis of the structure and behavior of urban real estate markets including real property conveyancing and leaseholds in residential and commercial property and other forms of financing land and improvements.

104. Goldsmith, Raymond W. Financial Intermediaries in the American Economy since 1900. Princeton: Princeton University Press, 1958. 415 pp.

This NBER report examines savings and investment in the United States and investment banking by various institutions.

105. Goldsmith, Raymond W. The Flow of Capital Funds in the Postwar Economy. New York: National Bureau of Economic Research, 1965. 317 pp.

An analysis of capital flows and magnitudes throughout the U.S. economy and the causative factors bringing about economic growth.

106. Grebler, Leo and Oliver Jones. The Secondary Mortgage Market: Its Purposes, Performance and Potential. Los Angeles: University of California Press, 1961. 281 pp.

A landmark and thorough study into the unclear realm of the place of secondary mortgage lending in the United States.

107. Holland, Daniel M. Private Pension Funds: Projected Growth. New York: Columbia University Press, 1966. 146 pp.

This NBER study attempts to gauge the notable impact that pension trusts will have on financial markets in the future.

108. Klamon, Saul B. The Postwar Rise of Mortgage Companies. New York: National Bureau of Economic Research, 1959. 102 pp.

Mortgage banks, companies, and banking are studied and noted to have achieved remarkable and rapid growth in their role as financial intermediaries with the larger insurance firms.

109. Klamon, Saul B. The Postwar Residential Mortgage Market. Princeton: Princeton University Press, 1961. 301 pp.

A definitive treatment of the mortgage portfolio policies of the nation's major financial institutions. Statistical history as well as institutional problems are presented.



110. Long, John D. and Davis W. Gregg (eds.) Poverty and Liability Insurance Handbook. Homewood, Ill.: Richard D. Irwin, 1965. 1,265 pp.

A combined offering of contributions and consultations edited from more than 130 insurance specialists. Features risk, risk management, and property-liability coverage.

111. Morton, J.E. Urban Mortgage Lending: Comparative Markets and Experience. Princeton: Princeton University Press, 1956. 187 pp.

The experience has been that institutional lenders have increased their proportionate share of holdings of nonfarm mortgage credit due to the reduction of mortgage loan risk as a result of the federal insurance and guarantee programs.

112. Pease, Robert H. and Lewis O. Kerwood (eds.) Mortgage Banking. 2nd ed. New York: McGraw-Hill, 1965. 466 pp.

A series of feature article contributions by executives in the field of mortgage banking, including such topics as mortgage appraisal, underwriting, selling and servicing mortgage loans, and income property analysis.

113. Saulnier, Raymond J. Urban Mortgage Lending by Life Insurance Companies. New York: National Bureau of Economic Research, 1950. 180 pp.

The mortgage portfolio of the insurance company since 1920 is examined, with discussion of the legal framework, the policies of different companies, and the changing distribution of mortgage holdings.

114. U.S. Senate. Committee on Banking and Currency. Subcommittee on Housing and Urban Affairs. A Study of Mortgage Credit. 90th Congress, 1st Session, May 1967. 467 pp.

This is a compilation of papers from individuals and organizations invited to participate in the Subcommittee's study. Broad coverage of the mortgage credit industry was obtained, with the impact of credit shortages on each segment of the economy highlighted.





# VII. PLANNING ADMINISTRATION AND CONTROLS

115. Babcock, Richard F. The Zoning Game: Municipal Practices and Policies. Madison: University of Wisconsin Press, 1966. 202pp.

Examines the motives and biases of participants in the zoning process, including attorneys, judges, city planners, legislators, developers, and builders. Includes recommendations for changes in zoning processes.

116. Bair, Frederick H. Local Regulation of Mobile Home Parks, Travel Trailer Parks, and Related Facilities. Chicago: Mobile Homes Research Foundation, 1965. 94 pp.

A compiled guide to assist in the formulation of zoning and other regulatory ordinances.

117. Delafons, John. Land-Use Controls in the United States. Cambridge: Harvard University Press, 1962. 167 pp.

Treats history, evolution, and problems of urban land use controls in the United States. Discusses principles and standards applied in American land use and zoning practice.

118. Haar, Charles M. (ed.) Law and Land: Anglo-American Planning Practice. Cambridge: Harvard University Press, 1964. 290 pp.

Collection of essays on legal control of land use in England and the United States. Topics include land planning and ownership, making and effect of the land plan, the machinery of planning, and regulation and taking of property.

119. Kratovil, Robert. Real Estate Law. 5th ed. Englewood Cliffs: Prentice-Hall, 1968. 504 pp.

A concise treatment of real estate presented for the non-lawyer. Legal instruments and forms, land and improvements, condominiums and shopping centers are examined, among other subjects.

120. Schaller, Howard G. (ed.) Public Expenditure Decisions in the Urban Community. Washington: Resources for the Future, 1968. 208 pp.

Papers presented at a conference under the sponsorship of RFF's Committee on Urban Economics. Local finance by local government is examined.

121. U.S. Advisory Commission on Intergovernmental Relations. Urban and Rural America: Policies for Future Growth. Washington: Government Printing Office, 1968. 173 pp.

Far-reaching and broad-ranging governmental structures are posed to deal with future national growth problems.



122. U.S. Department of Housing and Urban Development. Urban Land Policy: Selected Aspects of European Experience. Washington: HUD, 1969. 219 pp.

Selected aspects of European urban land policy are surveyed, noting foreign developments in the fields of housing, building and planning. Contents include: European Urban Development in Perspective, Urban Land Scarcity, Planning in Europe, Comparative Costs of Various Forms of Urban Growth, and The Role of Infrastructure in Urban Land Policy.

123. Wood, Robert C. 1400 Governments. Cambridge: Harvard University Press, 1961. 267 pp.

An examination of the confusing array of independent local taxing jurisdictions in the New York Metropolitan Region.



VIII. POLITICS AND PROCESSES IN COMMUNITIES

124. Altshuler, Alan A. The City Planning Process. Ithaca: Cornell University Press, 1965. 453 pp.

This is a political analysis of the city planning process which points up the limitations of the planning processes that result from the planners' failure to understand or acknowledge the political realities of city growth.

125. Campbell, Alan K. and Seymour Sacks. Metropolitan America: Fiscal Patterns and Government Systems. New York: Free Press, 1967. 188 pp.

This study is an examination of the process of metropolitanization through fiscal dimensions and consequences. It contributes to a classification of public policy alternatives available for solving some of the problems caused by the major reorganization of American society.

126. Danielson, Michael N. Federal-Metropolitan Politics and the Commuter Crisis. New York: Columbia University Press, 1965. 232 pp.

More and more, urban problems are becoming of concern to levels of government. Local jurisdiction is of special concern. This book is an analysis of the politics and fiscal interrelationships among the local, state and federal levels of government in solving problems in the cities.

127. Heller, Walter W. and others. Revenue Sharing and the City. Baltimore: The Johns Hopkins Press, Resources for the Future, 1968. 112 pp.

Published results of a conference sponsored by RFF's Committee on Urban Economics, examining fiscal policy and matters and local government's need for increased revenues for expanding service demands.

128. Pell, Claiborne. Megalopolis Unbound. New York: Praeger, 1966. 221 pp.

Senator Pell writes about the development of a high-speed train running from Washington, D.C. to Boston, the political and financial problems, the process and Senator Pell's involvement.

129. Rapkin, Chester and William G. Grigsby. The Demand for Housing in Racially Mixed Areas: A Study of the Nature of Neighborhood Change. Berkeley: University of California Press, 1960. 177 pp.

Effects on real estate values of black penetration into formerly all-white areas and the question of whether white people will purchase housing in racially-mixed areas are considered.



### IX. TRANSPORTATION

130. Berry, Donald S., and others. The Technology of Urban Transportation. Evanston: Northwestern University, 1963. 127 pp.

This study presents, for each of several types of facilities, information on design features, capacity, performance, costs and ranges in conditions for which each type might best be suited. Information is included on automobile transportation, various types of transit systems, possible innovations and on central area circulation.

131. Fromm, Gary (ed.) Transport Investment and Economic Development. Washington: The Brookings Institution, 1965. 274 pp.

The primary purpose of this book is to emphasize the importance of transportation systems to economic development of a region of a country, describe the characteristics of the various transportation modes, and suggest how to plan for the total transportation development of an area.

132. Meyer, J.R., J.F. Kain, and M. Wohl. The Urban Transportation Problem. Cambridge: Harvard University Press, 1965. 427 pp.

This is an attempt to identify basic economic and technological forces that affect urban areas, to develop appropriate goals and criteria for setting up an urban transportation system, and to integrate the relevant information to develop alternative plans.

133. Mitchell, Robert B. and Chester Rapkin. Urban Traffic: A Function of Land Use. New York: Columbia University Press, 1954. 226 pp.

A relationship is studied and presented between city traffic and existing land use patterns, noting their mutual interactions and effects.

134. Mumford, Lewis. The Highway and the City. New York: New American Library, 1953. 256 pp.

In two parts, Europe and the United States, Mumford discusses the effect of highways on cities and proposes that we have made the mistake of becoming slaves to the motorcar. He suggests that we think about better transportation systems, not just more highways.

135. Owen, Wilfred. The Metropolitan Transportation Problem. Garden City, Anchor, 1966. 230 pp.

This is a Brookings Institution study of the total public and private transportation problem in American cities. It covers the problems and proposes some solutions and processes for solving them.





136. Ritter, Paul. Planning for Man and Motor. New York: The Macmillan Co., 1964. 384 pp.

Explores the needs and nature of man and vehicle through ecological and sociological considerations; discusses motor traffic, design principles, land use, open space, and growth in new towns, urban renewal areas, and residential developments.

137. Wingo, Lowdon, Jr. Transportation and Urban Land: A Resources for the Future Study. Baltimore: Johns Hopkins Press, 1961. 132 pp.

Wingo analyzed the critical issue of how land is allocated and managed so that the private equities are not abridged while the more general public interest is served. The author has prepared a mathematical model to assist the people who plan and who make policies which affect the use of urban land.



# X. URBAN RENEWAL AND REDEVELOPMENT

138. Adde, Leo. Nine Cities: The Anatomy of Downtown Renewal. Washington: Urban Land Institute, 1969. 247 pp.

There is no one blueprint for reconstructing our cities. The three "P's" of participation, planning and power of eminent domain are needed, as well as a meeting of the challenge of metropolitan transportation and the harmonious mixing of rich and poor, black and white. Cities studied include Philadelphia, Newark, Dallas, Peoria, Midland (Texas), Pittsfield (Mass.), Denver, St. Louis, and Detroit.

139. Anderson, Martin. The Federal Bulldozer: A Critical Analysis of Urban Renewal, 1949-1962. Cambridge: M.I.T. Press, 1964. 272 pp.

Anderson is critical in his controversial review of the results of urban renewal during the thirteen-year period from 1949 to 1962. First as a doctoral dissertation and later as a book, the work points out the problems and shortcomings of the urban renewal program but fails to show the benefits.

140. Faltermeyer, Edmund K. Redoing America: A Nationwide Report on How To Make Our Cities and Suburbs Livable. New York: Harper & Row, 1968. 242 pp.

An expanded and modified investigation of urban problems based upon a series of five articles originally appearing in Fortune magazine. Deals with our lack of control over the urban environment, the need for redesigning this environment, the costs involved, and recommendations for change in our approaches to resolving problems in the metropolis.

141. Grebler, Leo. Urban Renewal in European Countries: Its Emergence and Potentials. Philadelphia: University of Pennsylvania Press, 1964. 132 pp.

European solutions in urban renewal are contrasted with those in the United States, especially in legal and financial techniques used in land assembly and disposition and with the problem of relocation of families and businesses. Other subjects include automobile congestion, public transportation, and old neighborhood and central city revitalization.

142. Greer, Scott. Urban Renewal and American Cities. Indianapolis: Bobbs-Merrill, 1965. 201 pp.

Drawing on the experience of 16 cities, the book analyzes organization by federal, state and local participation, "the dilemma of democratic intervention", with local public authority the catalyst and center of activity.



143. Loew, Jeanne R. Cities in a Race with Time. New York: Vintage Books, 1968. 599 pp.

With a journalistic flair, "The Dead Hand of the Past" examines thoroughly three early renewal programs, follows with a concern for "Emerging Social Problems", believes in "More Comprehensive Approaches", and concludes by surveying the past and the future in "The Urban Landscape".

144. National Planning Association. The Scope and Financing of Urban Renewal and Development. Washington: National Planning Association, 1963. 55 pp.

This brief report points out the time and cost investment required in urban renewal and development and its impact on the nation's resources.

145. Rapkin, Chester. The Real Estate Market in an Urban Renewal Area. New York: New York City Planning Commission, 1959. 139 pp.

Tenure ownership and prices of residential property in a 20-block area on Manhattan's West Side are examined, emphasizing the drying-up of mortgage credit, the termination of new construction, the increase in absentee ownership and property turnover, and the subdivision of homes into furnished rooms with subsequent heightened density.

146. Rothenberg, Jerome. Economic Evaluation of Urban Renewal. Washington: The Brookings Institution, 1967. 277 pp.

The approach used is benefit-cost analysis, including a determination of the social costs of slums and income redistribution. He observes that both sources of benefit as well as cost are difficult to define and measure.

147. Sumichrast, Michael and Norman Farquhar. Demolition and Other Factors in Housing Replacement Demand. Washington: Home-building Press (NAHB), 1967. 94 pp.

This is a descriptive and statistical analysis of the effect of demolitions in the creation of housing demand in this country. It covers definitions and methodology.

148. Urban Land Institute. Baltimore's Charles Center: A Case Study of Downtown Renewal. Washington: ULI, 1964. 79 pp.

This is an interesting and informative case study of the revitalization of a downtown area, from intent, to plan, to project, to execution, emphasizing the role of private business, individuals, and financing.



149. Wilson, James Q. Urban Renewal: The Record and the Controversy.  
Cambridge: M.I.T. Press, 1967. 672 pp.

Twenty-six articles discuss the purpose, operation, practices, problems, benefits, and future of urban renewal.





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